

MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
Meeting – September 24, 2008
Fresno City Hall, Conference Room 2165N (Rm. ‘A’ – 2nd Floor)
2600 Fresno Street
Fresno, California 93721

A. CALL TO ORDER

With a quorum being present, the meeting was called to order by Chair Daniel Payne at 5:08 p.m.

Commissioners

Present: Daniel Payne, CHAIR
Rogenia Cox, VICE CHAIR
Armando Rodriguez, Commissioner
Wayne Jones, Commissioner
Jeffrey Harrington, Commissioner
Vacant, Commissioner
Vacant, Commissioner

Staff

Present:	Pam Rodrigues, Project Manager Housing and Community Development Erica Castaneda, Acting Recording Secretary	Absent: Claudia Cázares, Interim Manager Housing and Community Development Keith Bergthold, Interim Director Planning and Development Department
----------	--	---

B. COMMUNICATIONS

None

C. APPROVAL OF MINUTES

Minutes of August 27, 2008 were approved as presented.

D. GENERAL ADMINISTRATION

1. **CONSIDER RECOMMENDING THAT THE AGENCY BOARD: (1) APPROVE A TWELVE (12) MONTH EXCLUSIVE NEGOTIATION AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AND KINGS CANYON DEVELOPMENT, LLC, CONCERNING A PROPOSED MIXED-USE REDEVELOPMENT PROJECT ON PROPERTIES WITHIN THE SOUTHEAST FRESNO REVITALIZATION PROJECT AREA; AND (2) AUTHORIZE THE EXECUTIVE DIRECTOR AND DESIGNATED STAFF TO INITIATE THE OWNER PARTICIPATION PROCESS, AND PREPARE ANY DOCUMENTS AND TAKE OTHER ACTIONS NECESSARY TO CARRY OUT THE AGENCY’S OBLIGATIONS UNDER THE AGREEMENT**

Lupe Perez, Redevelopment Agency, provided the report to commissioners. In June, 2005 the Redevelopment Agency and Kings Canyon Development, LLC executed and entered into a 12 month Exclusive Negotiation Agreement to determine feasibility of a mixed-use redevelopment project. The Exclusive Negotiation Agreement focused the study area to four specific properties located at the southwest corner of Kings Canyon Road and Backer Avenue. In December 2006, the Agency Board directed staff to negotiate a Disposition and Development Agreement for the sale and purchase of the project site, finalize drawings for a police substation, and formulate a financial plan. In February 2008, the police department reported that the City was no longer interested in two policing substations in southeast Fresno due to budget issues and insufficient revenues collected through the City’s impact fees. The Developer wishes to continue with the project and enter into a new Exclusive Negotiation Agreement for a 12 month term. That would provide the Developer time to make revisions to the project and determine feasibility. Commissioners had questions and discussion followed. Pictures of project site were handed out to commissioners.

Motion: Motion was made to recommend approval of item D1 by Commissioner Jones
Second: Commissioner Payne seconded the motion.
Ayes: Payne, Jones, Harrington
Noes: None
Abstain: Rodriguez, Cox

2. RECOMMEND THAT CITY COUNCIL APPROVE THE ASSIGNMENT/ASSUMPTION OF CITY HOME PROGRAM CHDO AGREEMENT FROM FRESNO WEST COALITION FOR ECONOMIC DEVELOPMENT TO HABITAT FOR HUMANITY FRESNO INC. FOR AN AFFORDABLE SINGLE FAMILY HOMES PROJECT

John M. Robertson, Housing and Community Development Division, provided the report to commissioners. On December 7, 2004 the City Council approved a HOME CHDO Agreement with Fresno West Coalition for Economic Development (FWCED) for the construction of 10 single family affordable homes in southwest Fresno. On July 15, 2008 City Council approved a time extension with the understanding that project would be assigned to Habitat for Humanity. FWCED does not have the capabilities to meet the improvement securities requirement and complete the project. FWCED and Habitat have signed an agreement to transfer all interest in the project to Habitat. Habitat will assume and agree to perform and fulfill all the terms under the HOME Agreement and the Promissory Note. Commissioners had questions and discussion followed. Tony Miranda, Executive Director for Habitat For Humanity and Pam Rodrigues, Housing and Community Development assisted in answering questions.

Motion: Motion was made to recommend approval of item D2 by Commissioner Rodriguez
Second: Commissioner Cox seconded the motion.
Ayes: Payne, Cox, Jones, Rodriguez, Harrington
Noes: None
Abstain: None

3. CONSIDER RECOMMENDING THAT THE AGENCY BOARD AUTHORIZE THE ASSIGNMENT OF THE OWNER PARTICIPATION AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AND FRESNO WEST ECONOMIC DEVELOPMENT COALITION (FWEDC) TO HABITAT FOR HUMANITY FRESNO FOR THE CONSTRUCTION OF A RESIDENTIAL HOUSING PROJECT AT THE SOUTHEAST CORNER OF CLARA AND NORTH AVENUE (TRACT NO. 5603)

Chad Wakefield, Redevelopment Agency provided the report to commissioners. On May 15, 2007 the City Council and Board of the Redevelopment Agency adopted a joint resolution approving an Owner Participation Agreement with Fresno West Coalition for Economic Development, to provide construction of 11 single family low and moderate income homes at Clara and North Avenue. The Developer requested assistance from the Redevelopment Agency to close the gap in the project's financing. After several attempts to secure a surety bond per City requirements, FWCED approached the City and Agency for assistance to develop alternatives. The best alternative was for FWCED to assign the HOME Agreement and OPA to Habitat for Humanity Fresno to develop the project. Habitat has agreed to the terms and conditions for the sale of the property and assignment of agreements. Commissioners had questions and discussion followed. Tony Miranda, Habitat for Humanity assisted in answering questions.

Motion: Motion was made to recommend approval of item D3 by Commissioner Jones
Second: Commissioner Rodriguez seconded the motion.
Ayes: Payne, Cox, Jones, Rodriguez, Harrington
Noes: None
Abstain: None

E. INFORMATIONAL REPORTS

1. Commissioner Rodriguez announced Nick Yovino's retirement party being held on September 25, 2008.

F. COMMISSIONERS' ITEMS

1. Chair Payne announced the Billion Dollar Tour taking place on September 27, 2008.
2. Commissioners discussed the importance of reviewing reports before meetings.

G. UNSCHEDULED ORAL COMMUNICATIONS

1. Pam Rodrigues, Housing and Community Development, introduced herself to new commission members.

H. ADJOURNMENT

Next Regularly Scheduled Commission Meeting: **October 8, 2008.**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 6:05 p.m.

Attest: Daniel Payne, CHAIR

Attest: Claudia Cázares, Interim Manager
Housing and Community Development